

Angka Giliran : _____

UNIVERSITI SAINS MALAYSIA

Second Semester Examination
2009/2010 Academic Session

April/May 2010

RMK 356– Construction Management and Finance
[Pengurusan Binaan dan Kewangan]

Duration: 3 hours
[Masa: 3 jam]

Please check that this examination paper consists of NINE pages of printed material before you begin the examination.

Sila pastikan bahawa kertas peperiksaan ini mengandungi SEMBILAN muka surat yang tercetak sebelum anda memulakan peperiksaan ini.

Students are allowed to answer all questions either in English OR in Bahasa Malaysia only.

Pelajar dibenarkan menjawab semua soalan dalam Bahasa Inggeris ATAU Bahasa Malaysia sahaja.

Answer **FOUR** question only. Answer **TWO** questions from **SECTION A** and **TWO** questions from **SECTION B**. **Question 1** and **Question 6** is **COMPULSORY**.

*Jawab **EMPAT** soalan sahaja. Jawab **DUA** soalan dari **BAHAGIAN A** dan **DUA** soalan dari **BAHAGIAN B**. **Soalan 1** dan **Soalan 6** adalah **WAJIB**.*

All candidates are **REQUIRED** to return **Question 1** and **Question 6** along with the answer book.

*Semua calon **WAJIB** menyerahkan **Soalan 1** dan **Soalan 6** bersama-sama buku jawapan.*

SECTION A: COMPULSARY
BAHAGIAN A: (WAJIB)

1. (a) From the following list, you are required to classify these items (/) into:-

- (i) Fixed Assets (FA),
- (ii) Current Assets (CA),
- (iii) Current Liabilities (CL),
- (iv) Long-term Liabilities (LTL),
- (v) Revenue (R),
- (vi) Expense (E) and Capital (OE).

Daripada senarai berikut, anda dikehendaki klasifikasikan item-item ini (/) samada ianya:-

- (i) Aset Tetap,
- (ii) Aset Semasa,
- (iii) Liabiliti Semasa,
- (iv) Liabiliti Jangka Panjang,
- (v) Pendapatan,
- (vi) Perbelanjaan dan Modal.

		R	E	FA	CA	CL	LTL	OE
1	Petty Cash							
2	Building							
3	Patents							
4	Ordinary Share Capital							
5	Goodwill							
6	Inventory of work in process							
7	Inventory of finish goods							
8	Provision for bad debt							
9	Depreciation							
10	Sales revenue							
11	Trademarks							
12	Furniture							
13	Cash							
14	Fittings							
15	Office equipment							
16	Computer equipment							
17	Creditor							
18	Bank Loan							
19	Loan from Finance Co.							
20	Loan from sister							
21	Short term Loan							
22	Bank overdraft							
23	Bank balance							
24	Mortgage							
25	Fixed deposits							

26	Investment							
27	Stationery							
28	Pens and pencils							
29	Closing stock							
30	Capital							
31	Copyright							
32	Deposit on electricity							
33	Bad debt							
34	Selling expenses							
35	Depreciation							
36	Marketable securities							
37	Debentures							
38	Donations							
39	Rent expenses							
40	Interest received							
41	SOCSSO payments							
42	Commissions income							
43	Advertising expense							
44	Cash discounts received							
45	Renovation of office building							
46	Water expenses							
47	Land							
48	Bond payable							
49	Motor vehicles expense							
50	Rates and Licenses							

(25 marks/markah)

(b) Complete the following equation.

	Fixed Assets	Current Assets	Current Liabilities	Long-term Liabilities	Owner's equity
1	40,000	60,000	60,000		70,000
2	125,000		43,000	40,000	84,000
3		78,000	18,000	80,000	30,000
4	32,000	28,000		10,000	8,000
5	54,000	21,000	26,000	19,000	
6		40,000	90,000	50,000	(20,000)
7	60,000	40,000		70,000	(10,000)
	Total revenue	Total Expenses	Profit	Loss	
1	83,000		23,000		
2	128,000	198,000			
3		100,000		32,000	

(5 marks/markah)

2. (a) Give the formal definition for the following terms:-

Jelaskan definisi terma-terma berikut:-

- (i) Assets
- (ii) Liabilities
- (iii) Equity
- (iv) Expenses
- (v) Revenues

(5 marks/markah)

- (b) Identify the **Three (3)** different forms of business organization. Briefly describe the strengths and weaknesses of these three common legal forms of business organization.

*Nyatakan **Tiga (3)** jenis organisasi perniagaan. Jelaskan kebaikan dan keburukan bagi setiap jenis organisasi tersebut.*

(15 marks/markah)

3. (a) What is financial management? What are the differences between financial management and accounting management? Explain the roles of a financial project manager in the making of decision for a construction firms.

Jelaskan pengertian pengurusan kewangan? Apakah perbezaan di antara pengurusan kewangan dan pengurusan akaun? Terangkan peranan pengurus projek kewangan di dalam membuat sesuatu keputusan bagi sesebuah firma kontraktor.

(10 marks/markah)

- (b) A RM75,000.00 van cost is to be borrowed for a period of five years. Bank provides these facilities with an annual percentage rate of 11% compounded monthly. Determine the monthly payments and how much interest is paid over the period for the loan granted.

Pinjaman kenderaan pembelian (van) bernilai RM75,000.00 dikehendaki bagi jangka masa lima tahun. Pihak bank menyediakan kemudahan pinjaman ini dengan peratus tahunan sebanyak 11% "compounded monthly" bagi jangka masa selama lima tahun. Berapakah bayaran bulanan dan faedah keseluruhan bagi tempoh jangka masa tersebut dikenakan?

(4 marks/markah)

- (c) If the vehicle is to be borrowed for a period of three years loan with the same term and conditions, how much is the monthly payments to be paid and how much is the interest to be paid over the life time of the loan provided. What is the difference in the monthly payments for the five years and three years loan? How much would the company save in interest charges by using the three year loan over the five year loan?

Sekiranya pinjaman itu ingin dibuat bagi jangka masa tiga tahun dengan syarat yang sama seperti yang telah ditetapkan, berapakah bayaran balik sebulan yang dikenakan dan berapakah faedah yang harus dibayar bagi tempoh tersebut? Berapakah perbezaan bagi pembayaran balik di antara pinjaman lima tahun dan tiga tahun dan berapakah penjimatan daripada bayaran faedah yang akan diperolehi daripada kurangnya tempoh pinjaman kepada tiga tahun?

(6 marks/markah)

SECTION B

BAHAGIAN B

4. Give the details and discuss the process involved in the implementation of a project development.

Berikan secara terperinci dan bincangkan proses yang terlibat dalam pelaksanaan pembangunan sesebuah projek.

(25 marks/markah)

5. (a) Define the following:-

Berikan takrifan berikut:-

- (i) Manager/*Pengurus*
- (ii) Management/*Pengurusan*
- (iii) Project Management/*Pengurusan Projek*

- (b) The roles of a project manager is essential to ensure successfulness of a project. Discuss the personal qualities a project manager should possess.

Dalam pelaksanaan sesebuah projek, peranan pengurus projek amat diperlukan bagi memastikan kejayaan projek tersebut. Bincangkan aspek kualiti keperibadian yang perlu ada dalam diri seorang pengurus projek.

(25 marks/markah)

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Choose the correct answer by putting a Circle (O) on the right answer.
Bulatkan (O) jawapan yang betul.

6. (a) Project Cost Management Plan is created as a part of:-

- (i) Develop Project Management Process
- (ii) Estimate Costs Process
- (iii) Determine Budget
- (iv) Control Costs Process

Perancangan Pengurusan Kos Projek dibuat sebagai sebahagian daripada:-

- (i) *Pembentukan Proses Pengurusan Projek*
- (ii) *Proses Anggaran Kos*
- (iii) *Penentuan Anggaran*
- (iv) *Proses Kawalan Kos*

(b) Which of the following is **NOT CORRECT** about the initial phase of a project?

- (i) The cost associated at the beginning of the project is highest.
- (ii) Stakeholders have maximum influence during this phase
- (iii) The highest uncertainty is at this stage of the project
- (iv) All the above statements are correct.

*Yang manakah di antara berikut yang **TIDAK BETUL** mengenai fasa awalan sesuatu projek?*

- (i) *Kos yang berkaitan dengan permulaan projek adalah yang tertinggi*
- (ii) *Pemegang saham mempunyai pengaruh maksimum pada peringkat ini.*
- (iii) *Ketidak pastian amat tinggi pada peringkat ini dalam sesuatu projek.*
- (iv) *Semua di atas adalah betul.*

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(c) At which stage, does a typical project has maximum cost?

- (i) Initial stage
- (ii) Middle stage
- (iii) Final stage
- (iv) Cost is same at all stages

Pada peringkat manakah dalam sesuatu projek yang tipikal yang mempunyai kos yang maksimum?

- (i) *Peringkat Permulaan*
- (ii) *Peringkat Pertengahan*
- (iii) *Peringkat Akhir*
- (iv) *Kos adalah sama pada setiap peringkat*

(d) At which stage, in a typical project do stakeholder have maximum influence?

- (i) Initial stage
- (ii) Middle stage
- (iii) Final stage
- (iv) Shareholders have similar influence at all stages.

Pada peringkat manakah dalam satu projek yang tipikal di mana pemegang saham mempunyai pengaruh yang maksimum?

- (i) *Peringkat Permulaan*
- (ii) *Peringkat Pertengahan*
- (iii) *Peringkat Akhir*
- (iv) *Pemegang saham mempunyai pengaruh yang sama pada setiap peringkat*

(e) Which of these is not of the construction of a project?

Yang manakan di antara berikut yang bukan pembinaan sesebuah projek?

- (i) Scope/Skop
- (ii) Resources/Sumber
- (iii) Team/Pasukan
- (iv) Budget/Bajet

- (f) There are two processes in the initiating process group. These are part of which knowledge area?
- (i) Project Cost Management
 - (ii) Project Scope Management
 - (iii) Project Time Management
 - (iv) Project Integration Management

Terdapat dua proses untuk membentuk pasukan proses. Ianya merupakan sebahagian dari bidang yang mana?

- (i) Pengurusan Kos Projek*
- (ii) Pengurusan Skop Projek*
- (iii) Pengurusan Masa Projek*
- (iv) Pengurusan Integrasi Projek*

(25 marks/markah)

7. Discuss the **Three (3)** questions critically:-

*Bincangkan **Tiga(3)** soalan berikut secara kritikal: -*

- (a) Your project is beginning to exceed budget and to fall behind schedule due to almost daily changes of orders by the clients, and increasing conflicts in client's requirements. How will you address the user issues?

Projek anda mula melebihi bajet dan telah terlambat dari jadual akibat perumahan arahan oleh klien setiap hari, dan konflik yang menjadi-jadi pada keperluan klien. Bagaimanakah anda menangani isu ini?

- (b) What are the main objects of a project manager?

Apakah objektif utama sebagai pengurus projek?

- (c) What are the main attributes to be possessed by a project manager?

Apakah ciri-ciri yang perlu ada pada seseorang pengurus projek?

(25 marks/markah)